Karen Johnson Davidson County
Batch# 661284 DEEDWARR
06/21/2021 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210621-0083597

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JULIE L. OTTMAN, as Trustee, Affiant

Subscribed and sworn to before me,
this 18th day of June, 2021.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey L. Ottman, as Trustee of the Jeffrey L. Ottman Revocable Trust, and Julie L. Ottman, as Trustee of the Julie L. Ottman Revocable Trust 2268 Seven Points Circle Hermitage, TN 37076	Jeffrey L. Ottman, as Trustee of the Jeffrey L. Ottman Revocable Trust, and Julie L. Ottman, as Trustee of the Julie L. Ottman Revocable Trust 2268 Seven Points Circle Hermitage, TN 37076	098-13-0C-146.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JEFFREY L. OTTMAN and JULIE L. OTTMAN, husband and wife** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **Jeffrey L. Ottman, as Trustee of the JEFFREY L. OTTMAN REVOCABLE TRUST under agreement dated June 18, 2021,** and a fifty percent (50%) undivided interest in such property unto **Julie L. Ottman, as Trustee of the JULIE L. OTTMAN REVOCABLE TRUST under agreement dated June 18, 2021,** their respective successors and assigns (collectively, the "Grantee"):

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 2B, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat at Instrument No. 20050727-0087624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed from Scot Hubert and Cheryl Hubert to Jeffrey L. Ottman and Julie L. Ottman, husband and wife, by Warranty Deed dated September 22, 2015 of record as Instrument No. 20150925-0097638, Register's Office for Davidson County, Tennessee. Jeffrey L. Ottman's named was originally misspelled on such Warranty Deed, and such misspelling was later corrected by an Affidavit of Scrivener's Error dated November 4, 2015 of record as Instrument No. 20151106-0113258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all Easements and Restrictions of record.

This is improved property known as 2268 Seven Points Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves and their successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 18th day of June, 2021.

JEFFREY L. OTTMAN

JULIE L. OTTMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY L. OTTMAN and JULIE L. OTTMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 18th day of June, 2021.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

